Bk 245

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/24/07

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Davidson County DEEDWARR
Recvd: 03/24/04 14:16 2pgs
Fees:13.00 Taxes:802.90

20040324-0033455

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, TN 37027

f-1824

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aldo J. Stolte	SAME	104-08-0-220.00
(NAME)	(NAME)	
1230 17th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Mortgage Electronic Registration Systems, Inc., its successors and assigns, as nominee for Household Finance Corporation, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Aldo J. Stolte, a married man AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Plan of Shield's Subdivision of Lot No. 35 in O.B. Hayes Rokeby Addition, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more accurate and complete description.

Said Lot No. 3 fronts 55.2 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mortgage Electronic Registration Systems, Inc., it's successors and assigns, as nominee for Household Finance Corporation, by Substitute Trustee Deed from Priority Trustee Services of TN, as substitute Trustee, dated October 2, 2003, of record in Instrument No. 20031024-0157299, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1230 17th Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Aldo J. Stolte and their assigns, forever.

Said Household Financial Center, Inc. , warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Household Financial Center, Inc., have executed this deed this 19th day of March, 2004.

Mortgage Electronic Registration Systems, Inc., its successors and assigns, as nominee for Household Finance Corporation

By: David M. Zimmerman
Asst. Vice President

Mary Popoff
Witness

Priscilla Pedroza
as witness

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David M. Zaw, Asst. Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the AVP respectively of the Mortgage Electronic Registration Systems, Inc., its successors and assigns, as nominee for Household Finance Corporation., the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of March, 2004.

Commission expires:

P. A. COLUCCI
Commission # 1329066
Notary Public — California
Los Angeles County
My Comm. Expires Nov 17, 2005

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027